

# CONSTRUCTION MANAGEMENT SERVICES CIVIC FACILITY RFP RECOMMENDATION

January 6, 2015





## Process and Timeline – Construction Management Services

RFQ Released	October 2, 2014
Responses Received	October 30, 2014
Shortlist Approval by Council	November 18, 2014
RFP Released	November 19, 2014
RFP Received	December 8, 2014
Interviews Conducted	Dec. 16 – 17, 2014
Planned Final Selection–Council Adoption	January 6, 2015

## **Recommended Shortlist for Interviews**

- Balfour Beatty
- Holder
- McCarthy
- Skanska
- Whiting - Turner

## Evaluation Committee

- John McDonough, City Manager, City of Sandy Springs
- Wendell Willard, City Attorney, City of Sandy Springs
- Ennis Parker, Professor of Practice, Georgia Tech School of Building Construction

In addition, the following advisors assisted the Evaluation Committee with expertise in areas critical to the success of the Project:

- Bryant Poole, Assistant City Manager, City of Sandy Springs
- Karen Ellis, Director of Finance, City of Sandy Springs
- Jeff Allen, Purchasing Manager, City of Sandy Springs
- John Jokerst, Program Manager, Carter
- Malloy Peterson, Program Manager, Carter
- Bill Griffin, CEO, Rosser
- Jeff Hendrick, Project Manager, Rosser
- Jerome Hagley, Master Developer, Carter

## Evaluation Criteria

*The criteria used to evaluate an Offeror's response included, but were not limited to the following:*

1. Previous Qualifications Submittal
2. Proposed Staffing Plan / Project Approach
3. Project Schedule Information / Methodology
4. Items to Negotiate re: CM at Risk Agreements and General Conditions of Contract
5. General Conditions Costs and Fees for Construction and Preconstruction Services
6. Interview

## Scoring Matrix

	Previous Qualification Submittal	Staffing Plan/Project Approach	Schedule Information/ Methodology	Items to Negotiate	Costs/Fees	Interview
Balfour Beatty	Exceeds	Exceeds	Meets	Meets	2%	Exceeds
Holder	Exceeds	Exceeds+	Exceeds+	Meets	1.95%	Exceeds
McCarthy	Meets	Meets	Exceeds	Meets	2.75%	Meets
Skanska	Meets	Meets	Meets	Meets	2.69%	Meets
Whiting-Turner	Meets	Exceeds	Exceeds	Meets	3.75%	Exceeds

## **Additional Factors**

- Holder is the largest construction management organization based in Atlanta
- Holder is locally-owned
- Proposed teams are coming off of similar, successful projects
- Holder's approach to pre-construction activity, including conceptual cost estimating and scheduling, were considered superior to the other Phase II Respondents
- Holder's approach to scheduling included an alternative, which suggests the potential for improving on the City's proposed schedule

# SANDY SPRINGS CITY CENTER

## Holder Experience



54 Years Headquartered  
in Atlanta



22 Performing Arts  
Centers



32 Year Relationship  
with Rosser

23 Million sf of Mixed Use Developments



55 Parking Decks  
last 15 years

\$5.9 Billion of Public  
Buildings



37 Year Relationship with  
CARTER

Locally Based, Experienced  
Team Members





## Recommendation Summary/Next Steps

- City Council authorize the City Manager to enter into a letter of intent with Holder Construction Company to participate in pre-construction planning for the Project.
- City Council authorize the City Manager and the City Attorney to enter into negotiations with Holder Construction Company for a construction management agreement contract to provide construction management services related to the construction of the public components of the Project.
- The City Manager shall present to City Council for approval any proposed contract to provide construction management services for the Project.

# Discussion